

056.A

0002

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel  
239,100 / 239,100

USE VALUE:

239,100 / 239,100

ASSESSED:

239,100 / 239,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		OLD COLONY LN, ARLINGTON

**OWNERSHIP**

Owner 1:	WALSH CHRISTOPHER M	Unit #:	3
Owner 2:			
Owner 3:			

Street 1: 304 SOUTH ST

Street 2:

Twn/City: FOXBOROUGH

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02035		Type:	

**PREVIOUS OWNER**

Owner 1:	BURKE EARLE-TRS--ETAL -
Owner 2:	WALSH M B & BURKE ELEANOR M -

Street 1: 2-3 OLD COLONY LANE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	239,100			239,100		149878
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2020	102	FV	232,400	0	.	.	232,400	232,400	Year End Roll	12/18/2019	056.A-0002-0003.0
2019	102	FV	213,900	0	.	.	213,900	213,900	Year End Roll	1/3/2019	
2018	102	FV	177,100	0	.	.	177,100	177,100	Year End Roll	12/20/2017	
2017	102	FV	164,800	0	.	.	164,800	164,800	Year End Roll	1/3/2017	
2016	102	FV	164,800	0	.	.	164,800	164,800	Year End	1/4/2016	
2015	102	FV	155,400	0	.	.	155,400	155,400	Year End Roll	12/11/2014	
2014	102	FV	149,400	0	.	.	149,400	149,400	Year End Roll	12/16/2013	
2013	102	FV	149,400	0	.	.	149,400	149,400		12/13/2012	

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
WALSH MARILYN B		72393-177	2	3/29/2019	Family			1	No		
		20395-287		2/1/1990			140,000	No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 2.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	N - NONE			Fapl:	0	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1965	Eff Yr Blt:		Location:	R - Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	0.466899991												
Lump Sum Adj:				Name:	24 - 6039												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	30.6	%		Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.32191777			General:									
Electric:	3 - Typical			Const Adj.:	1.00969899			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	427.116			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>			
Int vs Ext:	S			Other Features:	32756												
Heat Fuel:	3 - Electric			Grade Factor:	1.00												
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	344551												
% Com Wall:		% Sprinkled:		Depreciation:	105432			Juris. Factor:		Before Depr:	427.12						
				Deprecated Total:	239118			Special Features:	0	Val/Su Net:	327.53						
								Final Total:	239100	Val/Su SzAd:	327.53						
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 056.A-0002-0003.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	